

Planning \$ <u>Pd</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO. <u>91730</u>
FILE # <u>SPR-2003-187</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 550 White Avenue

SUBDIVISION City

FILING N/A BLK 82 LOT 19-23

OWNER Mesa County

ADDRESS 315 N Spruce St.

TELEPHONE 244-3229

APPLICANT Chuck Rose

ADDRESS Same

TELEPHONE Same

TAX SCHEDULE NO. 2945-143-05-931,933,934

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 48,775 #

SQ. FT. OF EXISTING BLDG(S) 0

NO. OF DWELLING UNITS: BEFORE N/A AFTER 1

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1

CONSTRUCTION

USE OF ALL EXISTING BLDGS N/A

DESCRIPTION OF WORK & INTENDED USE: 4-story Parking facility

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B2

SETBACKS: FRONT: 4'-9" per Director from Property Line (PL) or  
 from center of ROW, whichever is greater

SIDE: 0' from PL REAR: 0' from PL

MAXIMUM HEIGHT 65'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 4.0 FAR  
does not count roof parking

LANDSCAPING/SCREENING REQUIRED: YES X NO     

PARKING REQUIREMENT: N/A

SPECIAL CONDITIONS: per plans

CENSUS TRACT TRAFIC ZONE ANNEX OR PAINTED BLACK

*\* Security grill & steel pickets must be painted to match concrete*

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Shaw Construction by Tom Swensen

Department Approval Ronnie Edwards APA

Date 10/27/03

Date 10/27/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No Impact to the Sewer</u>
Utility Accounting	<u>CM Cole</u>		Date <u>10/27/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)